

Exhibit “E”



VALUATION WORKBOOK

226 Isabella Ave, Irvington, NJ 07111



Presented by

Carlos M Turner | CRS

New Jersey Real Estate License: 0737887

File ID: 226 Isabella Ave, Irvington, NJ 07111



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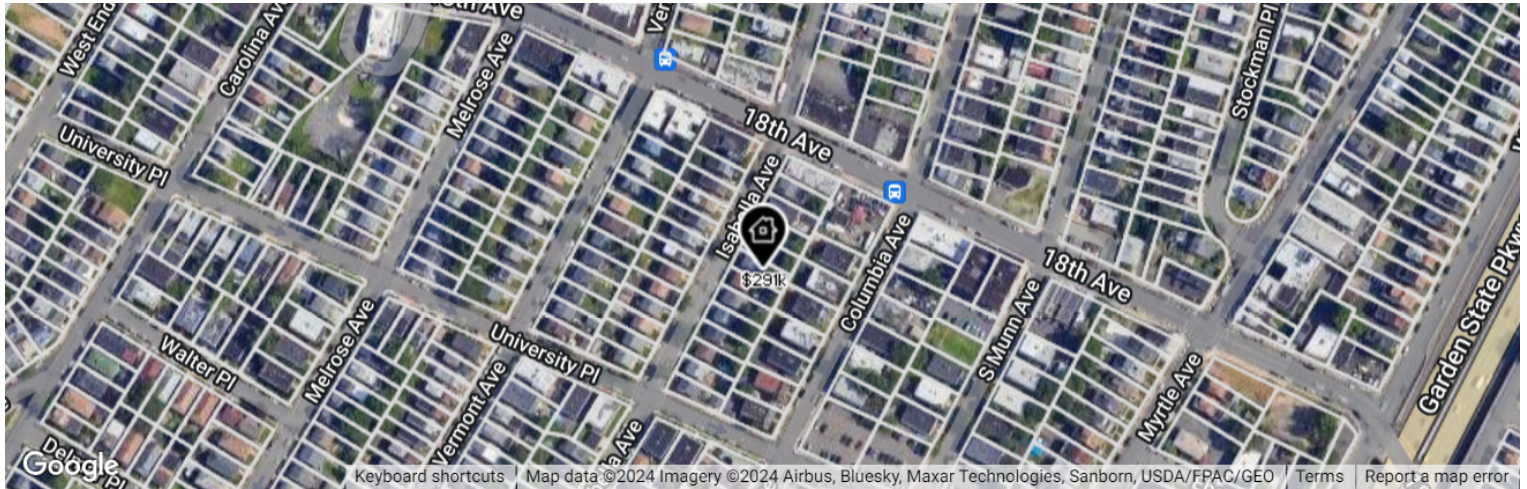
RE/MAX Select

137 Elmer St

Westfield, NJ 07090

226 Isabella Ave, Irvington, NJ 07111

Listing Date: –
MLS Name: –
MLS Listing ID: –



Legend: Subject Property

Off Market • Sold Date: 4/13/2020, Public Record

Result of Sales Comparison Analysis

\$291,400 (or \$147 / sq ft)

Last Analysis Update: 3/19/2024

\$250K – \$360K
(or \$126 – \$182 / sq ft)

Number of Comps Chosen

5

Comps Range

\$250K – \$360K

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Homeowner Facts

Owner Name (Public)	Rc Real Estate Development
Mailing Address	119 Rockland Ctr # 118 Nanuet NY 10954-2956
Vesting	Company/Corporation





226 Isabella Ave, Irvington, NJ 07111

Listing Date: –
MLS Name: –
MLS Listing ID: –

Home Facts	Public Facts	Listing Facts	Refinements
Sale/Finance Concession	–	–	–
Property Type	Multifamily/Multiplex	–	Multifamily/Multiplex
Property Subtype	Duplex (2 units)	–	Duplex
Total Rooms	–	–	9
Total Rooms Above Grade	–	–	9
Bedrooms	–	–	4
Bedrooms Above Grade	–	–	4
Building Size sq ft range (low)	–	–	–
Building Size sq ft range (high)	–	–	–
Total Baths	–	–	2.1
Total Baths Above Grade	–	–	2.0
Full Baths	–	–	2
Full Baths Above Grade	–	–	2
Partial Baths	–	–	1
Partial Baths Above Grade	–	–	0
Living Area (sq ft)	1,694	–	1,977
Building Area (sq ft)	1,694	–	1,977
Living Area Above Grade (sq ft)	–	–	–
Basement (sq ft)	–	–	–
Finished Rooms Below Grade	–	–	–
Lot Size	3,398 sq ft	–	3,400 sq ft
Lot Dimensions	3398 SF	–	3400
Garage	–	–	Yes
Garage (sq ft)	–	–	486
Pool	–	–	No
Location	–	–	Urban
Tenure	–	–	Fee Simple
View	–	–	Neutral
View Factors	–	–	Residential
Style	–	–	2 Family
Quality of Construction	–	–	Q1
Year Built	1926	–	1926
Age	98	–	98
Condition	–	–	C1
Functional Utility	–	–	Equal
Heating Features	–	–	HWBB/Steam
Cooling Features	–	–	None
Energy Efficient Items	–	–	None
Porch/Patio/Deck	–	–	None
Roofing Features	–	–	–
Fireplaces	–	–	–
Basement Features	–	–	–
Foundation Features	–	–	–
Construction Features	–	–	–
Exterior Wall Features	–	–	–
Number of Buildings	–	–	–



Number of Units	2	-	2
Number of Stories	2	-	2



Property History

Legal Description

APN: 09 00065-0000-00018

Tax ID: 04008100

Zoning: -

Abbreviated Description: LOT:18 BLK:65 DIST:09 CITY/MUNI/TWP:IRVINGTON TWP

Census Tract: 340130125.001008

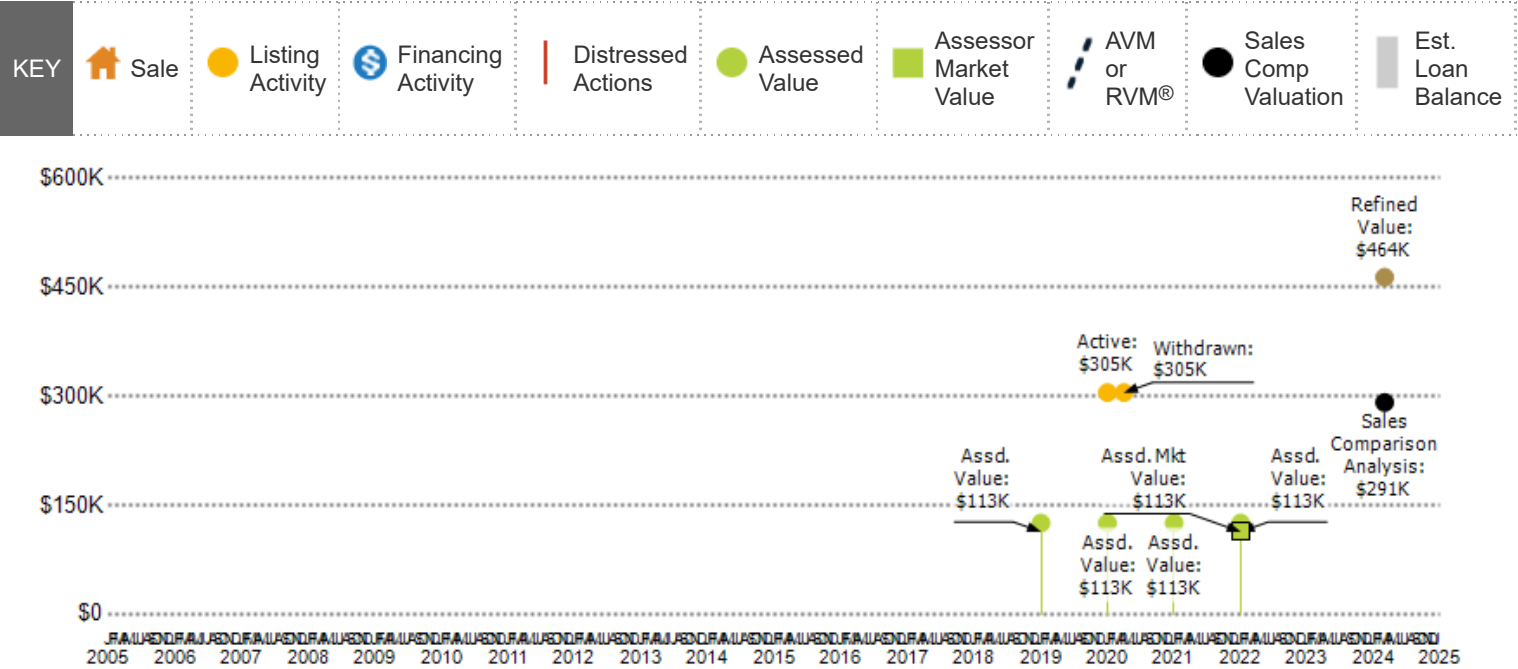
City/Municipality/Township: IRVINGTON TWP

Tax and Assessed Values

Date	Improvements	Land	Total	Tax
2022	\$91,500 +	\$21,800 =	\$113,300	-
2021	\$91,500 +	\$21,800 =	\$113,300	\$6,774
2020	\$91,500 +	\$21,800 =	\$113,300	\$6,771
2019	\$91,500 +	\$21,800 =	\$113,300	\$6,587
2018	\$91,500 +	\$21,800 =	\$113,300	\$6,459
2017	\$91,500 +	\$21,800 =	\$113,300	\$6,430
2016	\$91,500 +	\$21,800 =	\$113,300	\$6,290
2015	\$91,500 +	\$21,800 =	\$113,300	\$6,144
2014	\$91,500 +	\$21,800 =	\$113,300	\$6,182
2013	\$107,900 +	\$130,100 =	\$238,000	\$8,354
2012	\$107,900 +	\$130,100 =	\$238,000	\$8,090
2011	\$107,900 +	\$130,100 =	\$238,000	\$7,909
2008	\$107,900 +	\$130,100 =	\$238,000	-
2005	\$12,900 +	\$5,100 =	\$18,000	-

Sales and Financing Activity

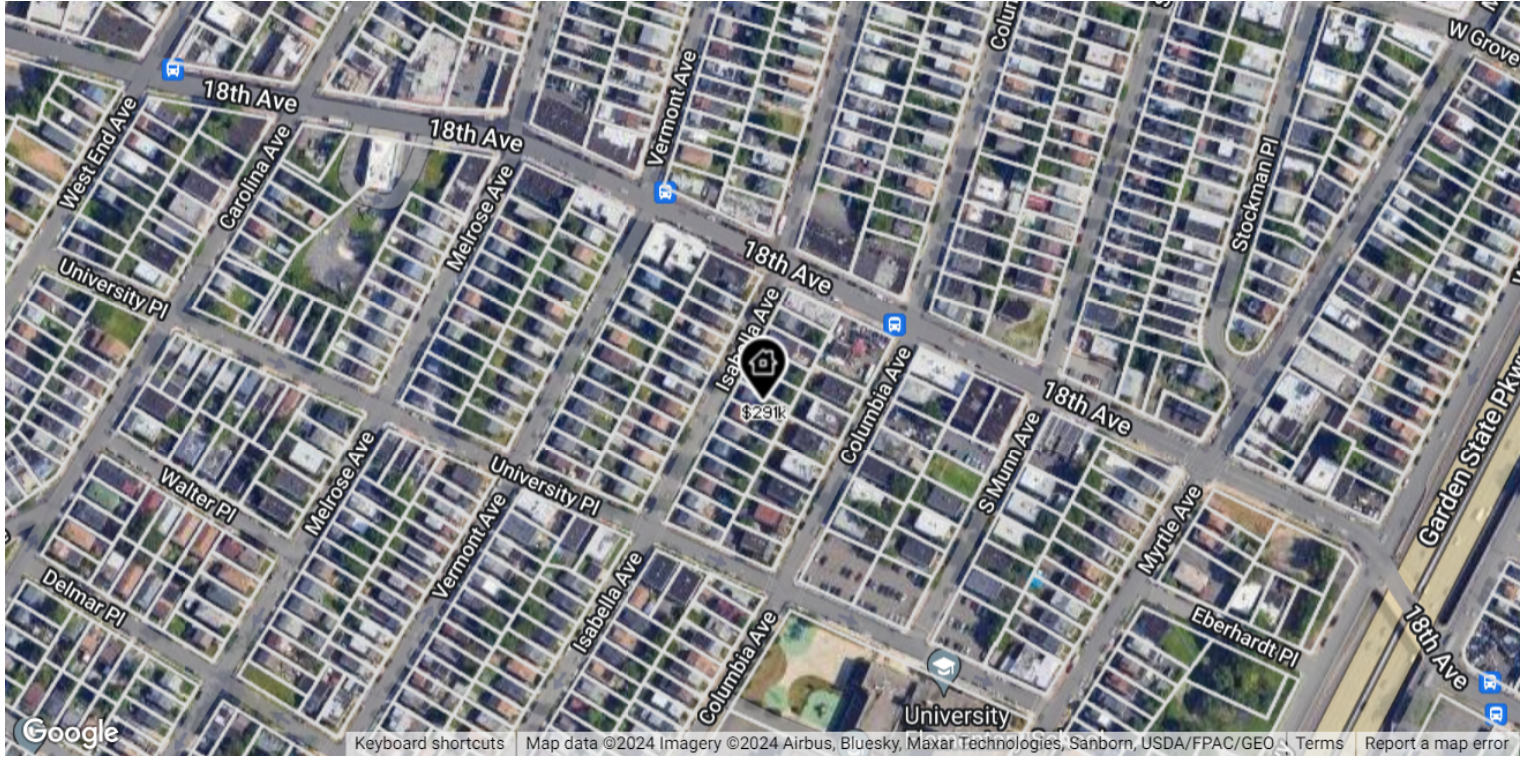
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

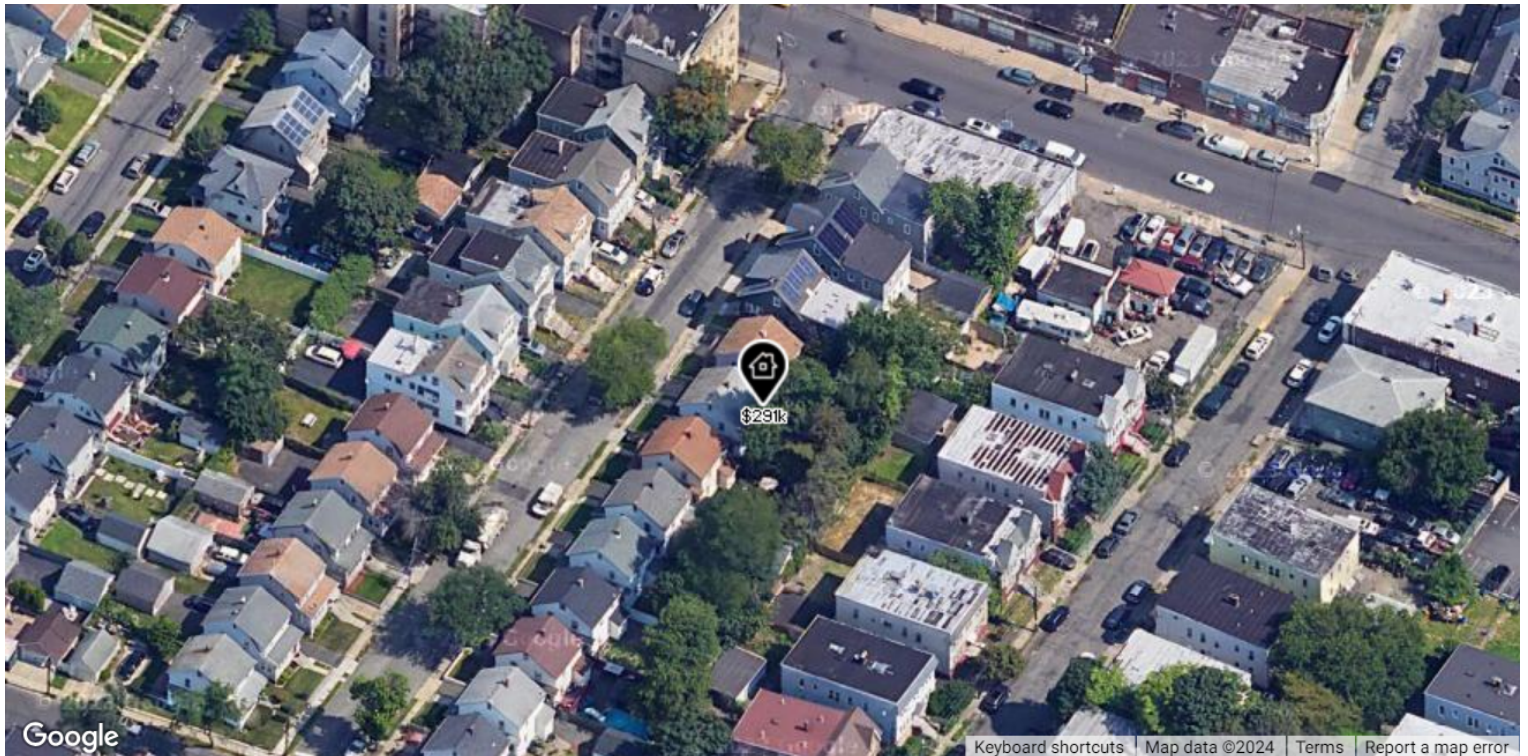
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Aerial Map



Legend: Subject Property

Birdseye Map



Legend: Subject Property

Sales Comparables Analysis Summary

Result of Sales Comparison Analysis
\$291,400 (or \$147 / sq ft)
 Last Analysis Update: 3/19/2024
\$250K – \$360K
 (or \$126 – \$182 / sq ft)

Number of Comps Chosen
5

Comps Range
\$250K – \$360K

Current Range of Comparable Homes

Compares the estimated value of the subject property with the comps selected in the Sales Comparison Analysis.

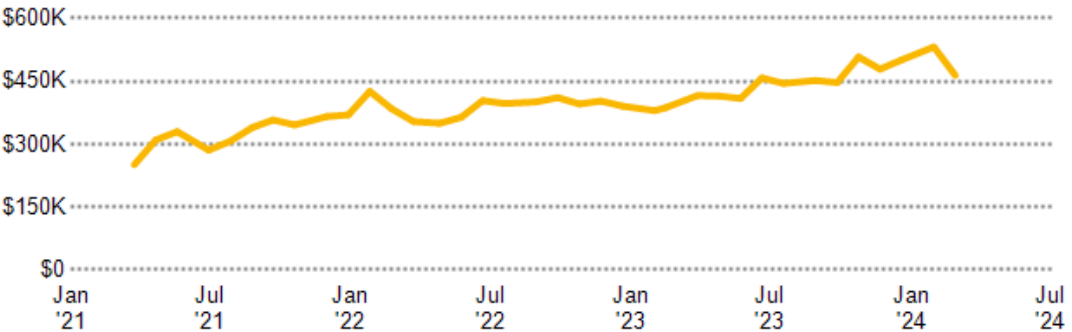
Comps:

- Subject Property (Appraisal Price)
- For Sale (List Price)
- Pending (List Price)
- Recently Closed (Closed Price)
- Distressed (List Price)
- Pending Distressed (List Price)
- Off Market (Estimate)




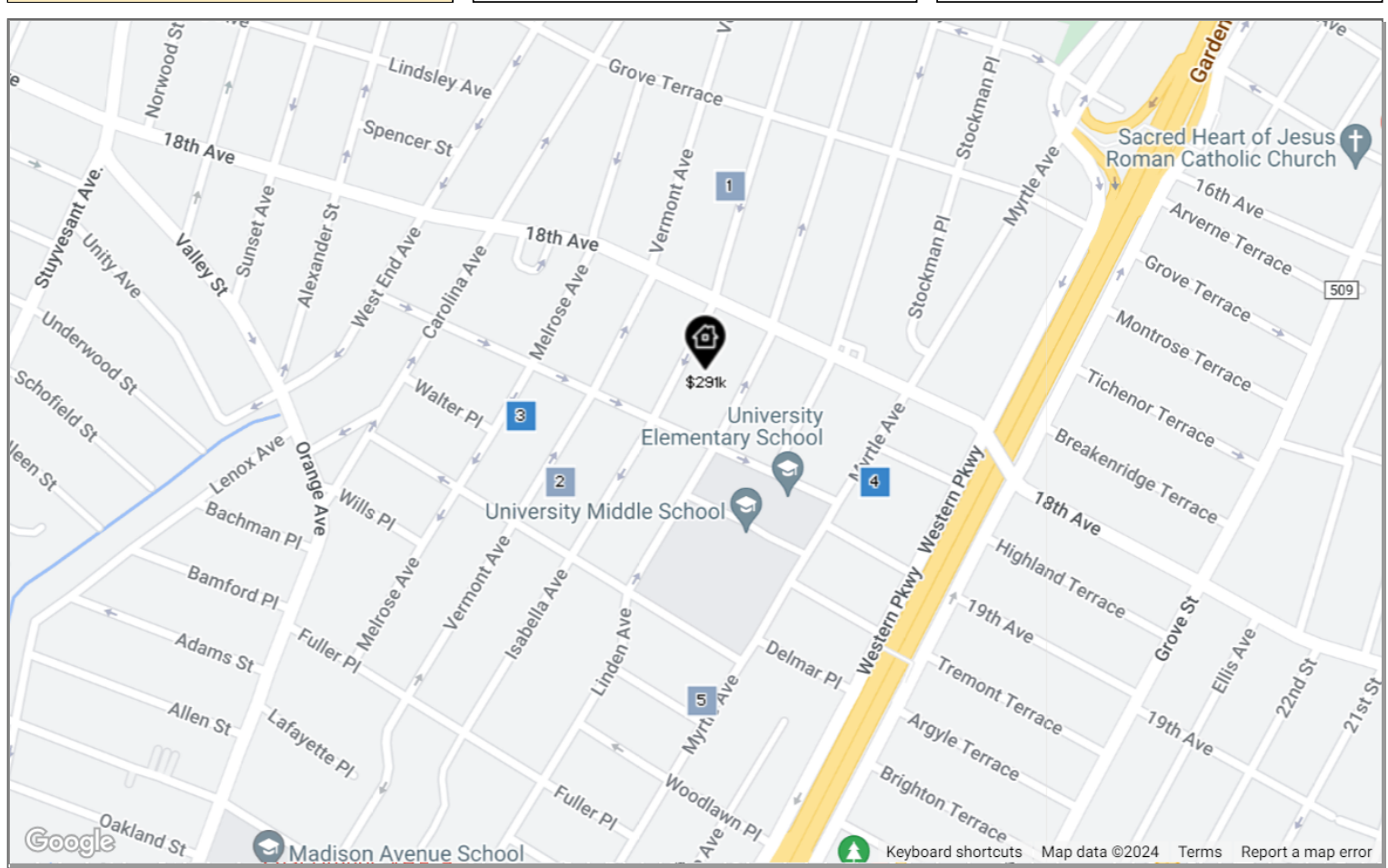



Historical Range of Comparable Homes

Compares the estimated value of the subject property with the highest, median and lowest comps selected in the Sales Comparison Analysis.




Subject Property Estimated Value



Comps and Adjustments Map

<p>226 Isabella Ave, Irvington, NJ 07111</p> <p>1 Closed</p> <ul style="list-style-type: none"> Sold Date: 4/13/2020 Public Record  <p>Price: \$291,400</p> <p>4 bed 2.1 bath 1,977 sq ft</p>	<p>179 Isabella Ave, Irvington, NJ 07111</p> <p>1 Closed</p> <ul style="list-style-type: none"> Sold Date: 11/8/2023 Public Record  <p>Price: \$275,000</p> <p>— bed — bath 1,824 sq ft</p>	<p>268 Vermont Ave, Irvington, NJ 07111</p> <p>2 Closed</p> <ul style="list-style-type: none"> Sold Date: 12/8/2023 MLS Listing 3857646: 8/2/2023  <p>Price: \$360,000</p> <p>5 bed 3.0 bath 2,256 sq ft</p>
		
<p>100 Melrose Ave, Irvington, NJ 07111</p> <p>3 Closed</p> <ul style="list-style-type: none"> Sold Date: 1/30/2024 Public Record  <p>Price: \$257,000</p> <p>— bed — bath 2,084 sq ft</p>	<p>308 Myrtle Ave, Irvington, NJ 07111</p> <p>4 Closed</p> <ul style="list-style-type: none"> Sold Date: 2/13/2024 Public Record  <p>Price: \$315,000</p> <p>— bed — bath 2,356 sq ft</p>	<p>233 Myrtle Ave, Irvington, NJ 07111</p> <p>5 Closed</p> <ul style="list-style-type: none"> Sold Date: 9/22/2023 Public Record  <p>Price: \$250,000</p> <p>— bed — bath 2,596 sq ft</p>

Comps Selected
In Analysis


Address	226 Isabella Ave Irvington, NJ 07111	179 Isabella Ave Irvington, NJ 07111	268 Vermont Ave Irvington, NJ 07111
Status	 Subject Property	 Closed	 Closed
MLS Name	—	—	Garden State MLS
MLS Listing ID	—	—	3857646
Proximity	—	.12 Mi. N	.14 Mi. SW
Value	\$291,400	\$275,000	\$360,000
Price Per Sq. Ft.	\$147	\$151	\$160
Sale/Finance Concession	—	—	—
Property Type	Multifamily/Multiplex	Multifamily/Multiplex	Multifamily/Multiplex
Property Subtype	Duplex	Duplex (2 units)	Multi-Family
Total Rooms	9	—	11
Total Rooms Above Grade	9	—	—
Bedrooms	4	—	5
Bedrooms Above Grade	4	—	—
Building Size sq ft range (low)	—	—	—
Building Size sq ft range (high)	—	—	—
Total Baths	2.1	—	3.0
Total Baths Above Grade	2.0	—	—
Full Baths	2	—	3
Full Baths Above Grade	2	—	—
Partial Baths	1	—	—
Partial Baths Above Grade	0	—	—
Living Area (sq ft)	1,977	1,824	2,256
Building Area (sq ft)	1,977	1,824	2,256
Living Area Above Grade (sq ft)	—	—	—
Basement (sq ft)	—	—	—
Finished Rooms Below Grade	—	—	—
Lot Size	3,400 sq ft	3,746 sq ft	3,484 sq ft
Lot Dimensions	3400	3746 SF	34.37 X 100
Garage	Yes	—	Detached Garage
Garage (sq ft)	486	—	—
Pool	No	—	—
Location	Urban	—	—
Tenure	Fee Simple	—	—
View	Neutral	—	—
View Factors	Residential	—	—
Style	2 Family	—	Three Story

Comps Selected
In Analysis


Address	226 Isabella Ave Irvington, NJ 07111	179 Isabella Ave Irvington, NJ 07111	268 Vermont Ave Irvington, NJ 07111
Status	Subject Property	1 Closed	2 Closed
Quality of Construction	Q1	—	—
Year Built	1926	1924	1927
Age	98	100	97
Condition	C1	—	—
Functional Utility	Equal	—	—
Heating Features	HWBB/Steam	—	See Remarks
Cooling Features	None	—	No Cooling
Energy Efficient Items	None	—	—
Porch/Patio/Deck	None	—	—
Roofing Features	—	—	Asphalt Shingle
Fireplaces	—	—	—
Basement Features	—	—	Unfinished
Foundation Features	—	—	—
Construction Features	—	—	—
Exterior Wall Features	—	—	Vinyl Siding
Number of Buildings	—	—	—
Number of Units	2	3	3
Number of Stories	2	2	3
Net Adjustments (%)		—	—
Gross Adjustments (%)		—	—
Net Adjustments		—	—
Net Adjustments Per Sq. Ft.		—	—
Net Adjusted Value		\$275,000	\$360,000
Net Adjusted Value Per Sq. Ft.		\$151	\$160
Comp Weighting		20%	20%
Notes from Carlos M Turner		—	—




Comps Selected
In Analysis



Address	100 Melrose Ave Irvington, NJ 07111	308 Myrtle Ave Irvington, NJ 07111	233 Myrtle Ave Irvington, NJ 07111
Status	3 Closed	4 Closed	5 Closed
MLS Name	—	—	—
MLS Listing ID	—	—	—
Proximity	.14 Mi. W	.15 Mi. SE	.25 Mi. S
Value	\$257,000	\$315,000	\$250,000
Price Per Sq. Ft.	\$123	\$134	\$96
Sale/Finance Concession	—	—	—
Property Type	Multifamily/Multiplex	Multifamily/Multiplex	Multifamily/Multiplex
Property Subtype	Duplex (2 units)	Triplex (3 units)	Duplex (2 units)
Total Rooms	—	—	—
Total Rooms Above Grade	—	—	—
Bedrooms	—	—	—
Bedrooms Above Grade	—	—	—
Building Size sq ft range (low)	—	—	—
Building Size sq ft range (high)	—	—	—
Total Baths	—	—	—
Total Baths Above Grade	—	—	—
Full Baths	—	—	—
Full Baths Above Grade	—	—	—
Partial Baths	—	—	—
Partial Baths Above Grade	—	—	—
Living Area (sq ft)	2,084	2,356	2,596
Building Area (sq ft)	2,084	2,356	2,596
Living Area Above Grade (sq ft)	—	—	—
Basement (sq ft)	—	—	—
Finished Rooms Below Grade	—	—	—
Lot Size	3,132 sq ft	3,916 sq ft	3,197 sq ft
Lot Dimensions	3132 SF	3916 SF	3197 SF
Garage	—	—	—
Garage (sq ft)	—	—	—
Pool	—	—	—
Location	—	—	—
Tenure	—	—	—
View	—	—	—
View Factors	—	—	—
Style	—	—	—

Comps Selected
In Analysis

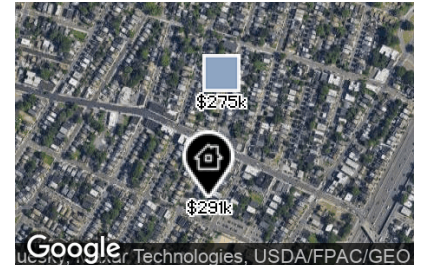




Address	100 Melrose Ave Irvington, NJ 07111	308 Myrtle Ave Irvington, NJ 07111	233 Myrtle Ave Irvington, NJ 07111
Status	 Closed	 Closed	 Closed
Quality of Construction	—	—	—
Year Built	1927	1924	1923
Age	97	100	101
Condition	—	—	—
Functional Utility	—	—	—
Heating Features	—	—	—
Cooling Features	—	—	—
Energy Efficient Items	—	—	—
Porch/Patio/Deck	—	—	—
Roofing Features	—	—	—
Fireplaces	—	—	—
Basement Features	—	—	—
Foundation Features	—	—	—
Construction Features	—	—	—
Exterior Wall Features	—	—	—
Number of Buildings	—	—	—
Number of Units	2	3	2
Number of Stories	2	3	2
Net Adjustments (%)	—	—	—
Gross Adjustments (%)	—	—	—
Net Adjustments	—	—	—
Net Adjustments Per Sq. Ft.	—	—	—
Net Adjusted Value	\$257,000	\$315,000	\$250,000
Net Adjusted Value Per Sq. Ft.	\$123	\$134	\$96
Comp Weighting	20%	20%	20%
Notes from Carlos M Turner	—	—	—

1 179 Isabella Ave, Irvington, NJ 07111

MLS Name: -
MLS Listing ID: -

	Public Facts	Adjustments
Status	Closed	
Proximity	.12 Mi. N	
Value	\$275,000	
Price Per Sq. Ft.	\$151	
Sale/Finance Concession	-	
Property Type	Multifamily/Multiplex	
Property Subtype	Duplex (2 units)	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	-	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	-	
Total Baths Above Grade	-	
Full Baths	-	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,824	
Building Area (sq ft)	1,824	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	3,746 sq ft	
Lot Dimensions	3746 SF	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1924	
Age	100	
Condition	-	
Functional Utility	-	
Heating Features	-	
Cooling Features	-	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	-	
Fireplaces	-	
Basement Features	-	

LEGEND:  Subject Property  This Property Closed

- Sold Date: 11/8/2023
- Public Record

Closed Price

\$275,000

Adjusted Price

\$275,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

- / -



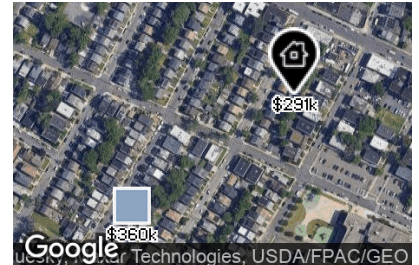


	Public Facts	Adjustments
Foundation Features	—	
Construction Features	—	
Exterior Wall Features	—	
Number of Buildings	—	
Number of Units	3	
Number of Stories	2	



2 268 Vermont Ave, Irvington, NJ 07111

MLS Name: Garden State MLS
MLS Listing ID: 3857646

	Listing Facts	Adjustments
Status	Closed	
Proximity	.14 Mi. SW	
Value	\$360,000	
Price Per Sq. Ft.	\$160	
Sale/Finance Concession	—	
Property Type	Multifamily/Multiplex	
Property Subtype	Multi-Family	
Total Rooms	11	
Total Rooms Above Grade	—	
Bedrooms	5	
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	3.0	
Total Baths Above Grade	—	
Full Baths	3	
Full Baths Above Grade	—	
Partial Baths	—	
Partial Baths Above Grade	—	
Living Area (sq ft)	—	
Building Area (sq ft)	—	
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	—	
Finished Rooms Below Grade	—	
Lot Size	3,484 sq ft	
Lot Dimensions	34.37 X 100	
Garage	Detached Garage	
Garage (sq ft)	—	
Pool	—	
Location	—	
Tenure	—	
View	—	
View Factors	—	
Style	Three Story	
Quality of Construction	—	
Year Built	1927	
Age	97	
Condition	—	
Functional Utility	—	
Heating Features	See Remarks	
Cooling Features	No Cooling	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	Asphalt Shingle	
Fireplaces	—	
Basement Features	Unfinished	

LEGEND:  Subject Property
 This Property Closed* Sold Date: 12/8/2023
* MLS Listing 3857646: 8/2/2023

Closed Price

\$360,000

Adjusted Price

\$360,000

Net Adjustments (\$ / %)

— / —

Gross Adjustments (\$ / %)

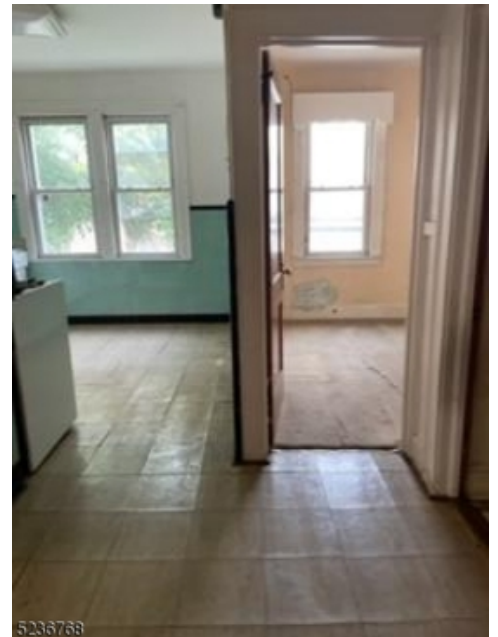
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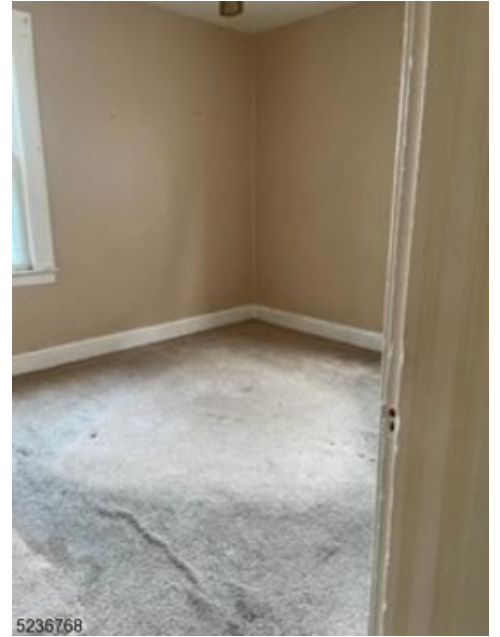
	Listing Facts	Adjustments
Foundation Features	—	
Construction Features	—	
Exterior Wall Features	Vinyl Siding	
Number of Buildings	—	
Number of Units	3	
Number of Stories	—	



2 Property Photos: 268 Vermont Ave, Irvington, NJ 07111





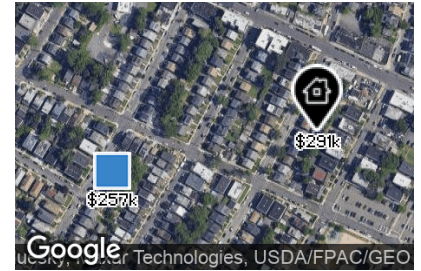




3 100 Melrose Ave, Irvington, NJ 07111

MLS Name: -
MLS Listing ID: -

	Public Facts	Adjustments
Status	Closed	
Proximity	.14 Mi. W	
Value	\$257,000	
Price Per Sq. Ft.	\$123	
Sale/Finance Concession	-	
Property Type	Multifamily/Multiplex	
Property Subtype	Duplex (2 units)	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	-	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	-	
Total Baths Above Grade	-	
Full Baths	-	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,084	
Building Area (sq ft)	2,084	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	3,132 sq ft	
Lot Dimensions	3132 SF	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1927	
Age	97	
Condition	-	
Functional Utility	-	
Heating Features	-	
Cooling Features	-	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	-	
Fireplaces	-	
Basement Features	-	

LEGEND:  Subject Property  This Property Closed• Sold Date: 1/30/2024
• Public Record

Closed Price

\$257,000

Adjusted Price

\$257,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

- / -



Valuation Workbook



	Public Facts	Adjustments
Foundation Features	—	
Construction Features	—	
Exterior Wall Features	—	
Number of Buildings	—	
Number of Units	2	
Number of Stories	2	



4 308 Myrtle Ave, Irvington, NJ 07111

MLS Name: –
MLS Listing ID: –

	Public Facts	Adjustments
Status	Closed	
Proximity	.15 Mi. SE	
Value	\$315,000	
Price Per Sq. Ft.	\$134	
Sale/Finance Concession	–	
Property Type	Multifamily/Multiplex	
Property Subtype	Triplex (3 units)	
Total Rooms	–	
Total Rooms Above Grade	–	
Bedrooms	–	
Bedrooms Above Grade	–	
Building Size sq ft range (low)	–	
Building Size sq ft range (high)	–	
Total Baths	–	
Total Baths Above Grade	–	
Full Baths	–	
Full Baths Above Grade	–	
Partial Baths	–	
Partial Baths Above Grade	–	
Living Area (sq ft)	2,356	
Building Area (sq ft)	2,356	
Living Area Above Grade (sq ft)	–	
Basement (sq ft)	–	
Finished Rooms Below Grade	–	
Lot Size	3,916 sq ft	
Lot Dimensions	3916 SF	
Garage	–	
Garage (sq ft)	–	
Pool	–	
Location	–	
Tenure	–	
View	–	
View Factors	–	
Style	–	
Quality of Construction	–	
Year Built	1924	
Age	100	
Condition	–	
Functional Utility	–	
Heating Features	–	
Cooling Features	–	
Energy Efficient Items	–	
Porch/Patio/Deck	–	
Roofing Features	–	
Fireplaces	–	
Basement Features	–	

LEGEND:  Subject Property  This Property Closed• Sold Date: 2/13/2024
• Public Record

Closed Price

\$315,000

Adjusted Price

\$315,000

Net Adjustments (\$ / %)

– / –

Gross Adjustments (\$ / %)

– / –



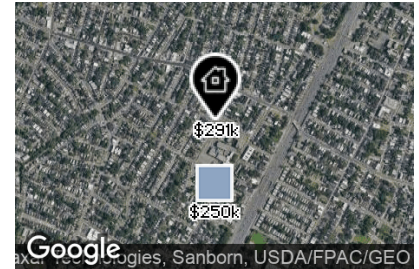


	Public Facts	Adjustments
Foundation Features	—	
Construction Features	—	
Exterior Wall Features	—	
Number of Buildings	—	
Number of Units	3	
Number of Stories	3	



5 233 Myrtle Ave, Irvington, NJ 07111

MLS Name: -
MLS Listing ID: -

	Public Facts	Adjustments
Status	Closed	
Proximity	.25 Mi. S	
Value	\$250,000	
Price Per Sq. Ft.	\$96	
Sale/Finance Concession	-	
Property Type	Multifamily/Multiplex	
Property Subtype	Duplex (2 units)	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	-	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	-	
Total Baths Above Grade	-	
Full Baths	-	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,596	
Building Area (sq ft)	2,596	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	3,197 sq ft	
Lot Dimensions	3197 SF	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1923	
Age	101	
Condition	-	
Functional Utility	-	
Heating Features	-	
Cooling Features	-	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	-	
Fireplaces	-	
Basement Features	-	

LEGEND:  Subject Property
 This Property Closed• Sold Date: 9/22/2023
• Public Record

Closed Price

\$250,000

Adjusted Price

\$250,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

- / -



	Public Facts	Adjustments
Foundation Features	—	
Construction Features	—	
Exterior Wall Features	—	
Number of Buildings	—	
Number of Units	2	
Number of Stories	2	



Local Market Conditions: Summary

The Local Market Conditions tables summarize trends and statistics in the local market: properties similar in size in the area around the subject property in the Sales Comparison Analysis.

Results shown in this report are derived from a search of MLS records for 3 to 5 bedroom, 2 to 4 bathroom, 1,482 to 2,472 sq. ft., multifamily/multiplex listings located within 0.8 miles of the subject property.

Inventory Analysis	Trend (span)		Trend (span)		Trend (span)	
	Last 7-12 Months (6-month period)		Last 4-6 Months (3-month period)		Last 3 Months (3-month period)	Trend (Total)
Sales	56	100% →	28	139% ↑	39	139% ↑
Absorption Rate (sales/month)	9.33	100% →	9.33	139% ↑	13	139% ↑
Total # of Active Listings (on last day)	79	90% ↓	71	52% ↓	37	47% ↓
Months of Housing Supply	8.5	90% ↓	7.6	37% ↓	2.8	34% ↓
Median Comp Sales Price	\$466,898	109% →	\$512,500	101% →	\$520,000	128% ↑
Median Comp Sales Days in RPR	162	77% ↓	125	49% ↓	61	38% ↓
Median Comp Listing Price	\$499,000	102% →	\$510,000	117% ↑	\$599,000	120% ↑
Median Comp Listing Days in RPR	—	—	—	—	—	—
Median Sales Price as % of List Price	1%	100% →	1%	100% →	1%	100% →

Comparable Properties in Local Market	Currently for Sale	Sales Within the Last 12 Months
Count	8	14
Range	\$499K – \$830K	\$315K – \$900K
Average	\$654,125	\$565,857
Median	\$617,500	\$550,000

Property Attributes	Minimum	Maximum	Average
Year Built	1894	2024	1934
Living Area (sq ft)	—	9,999	2,383
Lot Size	—	5,728	1,858
# Samples	204	—	—

Local Market Conditions: Sales of Similar-Size Properties

These tables show the sales trends for properties similar in size in the area around the subject property in the Sales Comparison Analysis, calculated in variations that include and exclude distressed listings.

Results shown in this report are derived from a search of MLS records for 3 to 5 bedroom, 2 to 4 bathroom, 1,482 to 2,472 sq. ft., multifamily/multiplex listings located within 0.8 miles of the subject property.

INCLUDING Distressed Listings	Trend (span)			Trend (span)			Trend (Total)
	Last 7-12 Months (6-month period)			Last 4-6 Months (3-month period)			
Sales	56	100%	→	28	139%	↑	139% ↑
Absorption Rate (sales/month)	9.33	100%	→	9.33	139%	↑	139% ↑
Total # of Active Listings (on last day)	79	90%	↓	71	52%	↓	47% ↓
Months of Housing Supply	8.5	90%	↓	7.6	37%	↓	34% ↓
Median Comp Sales Price	\$466,898	109%	→	\$512,500	101%	→	128% ↑
Median Comp Sales Days in RPR	162	77%	↓	125	49%	↓	38% ↓
Median Comp Listing Price	\$499,000	102%	→	\$510,000	117%	↑	120% ↑
Median Comp Listing Days in RPR	—	—		—	—		—
Median Sales Price as % of List Price	1%	100%	→	1%	100%	→	100% →

WITHOUT Distressed Listings

Sales	56	100%	→	28	139%	↑	139% ↑
Absorption Rate (sales/month)	9.33	100%	→	9.33	139%	↑	139% ↑
Total # of Active Listings (on last day)	79	90%	↓	71	52%	↓	47% ↓
Months of Housing Supply	8.5	90%	↓	7.6	37%	↓	34% ↓
Median Comp Sales Price	\$466,898	109%	→	\$512,500	101%	→	128% ↑
Median Comp Sales Days in RPR	162	77%	↓	125	49%	↓	38% ↓
Median Comp Listing Price	\$499,000	102%	→	\$510,000	117%	↑	120% ↑
Median Comp Listing Days in RPR	—	—		—	—		—
Median Sales Price as % of List Price	1%	100%	→	1%	100%	→	100% →

ONLY Distressed Listings

Sales	—	—		—	—		—
Absorption Rate (sales/month)	—	—		—	—		—
Total # of Active Listings (on last day)	—	—		—	—		—
Months of Housing Supply	—	—		—	—		—
Median Comp Sales Price	—	—		—	—		—
Median Comp Sales Days in RPR	—	—		—	—		—



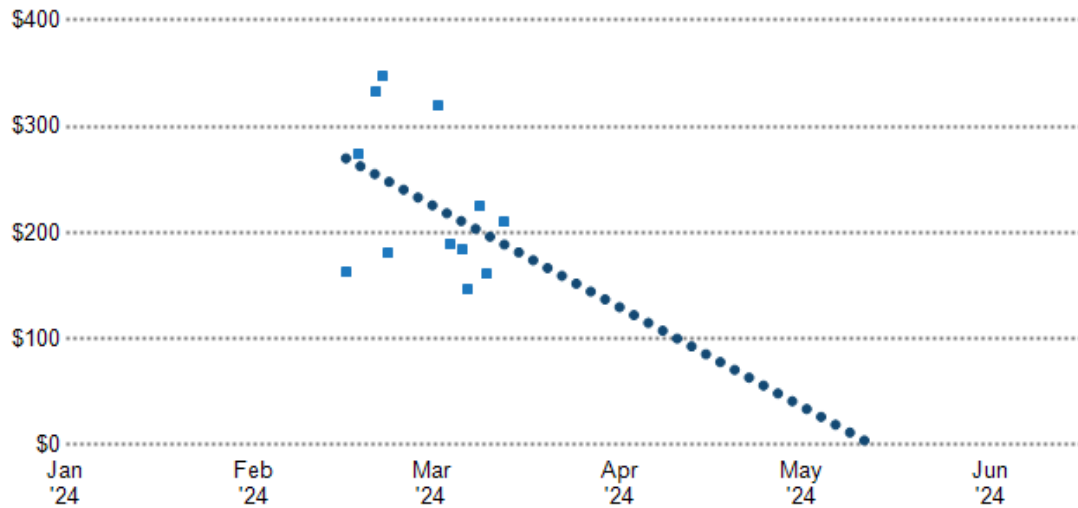
Median Comp Listing Price	-	-	-	-	-	-
Median Comp Listing Days in RPR	-	-	-	-	-	-
Median Sales Price as % of List Price	-	-	-	-	-	-



Price per Square Foot

This graph compares the local market's median estimated home value per square foot with sample properties in the market.

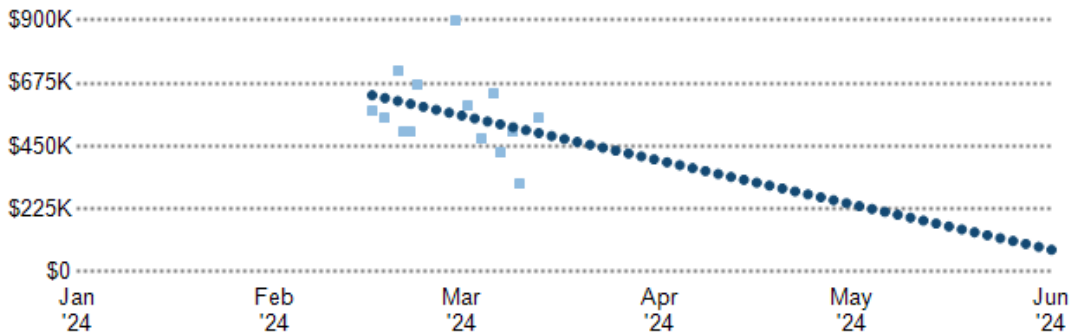
Price / sq ft
 Trend



Median Sales Price

This graph compares the local market's median sales price with the sales price for the sample properties in the market.

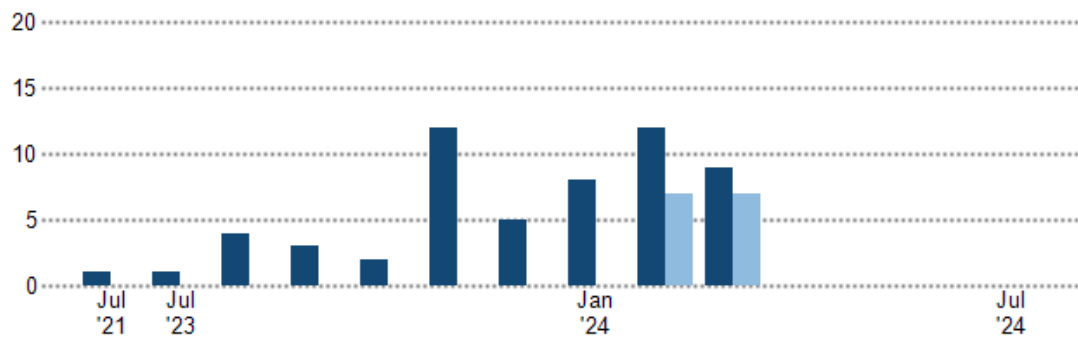
Sale Price
 Trend



Total Sales and Listings

This graph compares the number of sales with the number of listings in the local market.

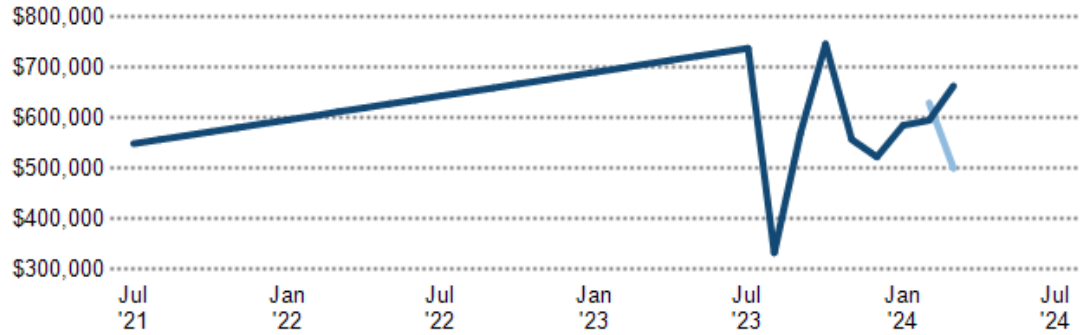
Listings
 Sales



List Price vs. Sales Price

This graph compares the median listing price with the sales price in the local market.

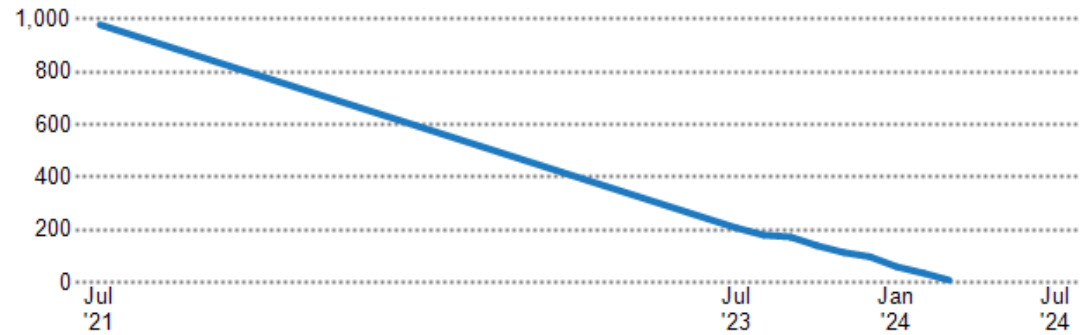
■ Listing Price
■ Sales Price



Median Days in RPR

This graph displays the median days in RPR in the local market.

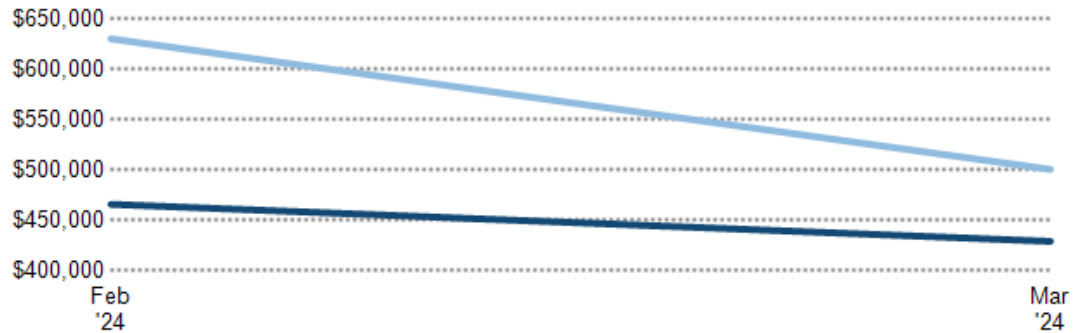
■ Days in RPR



Sales Price vs. RVM

This graph compares the sales price with the RVM in the local market.

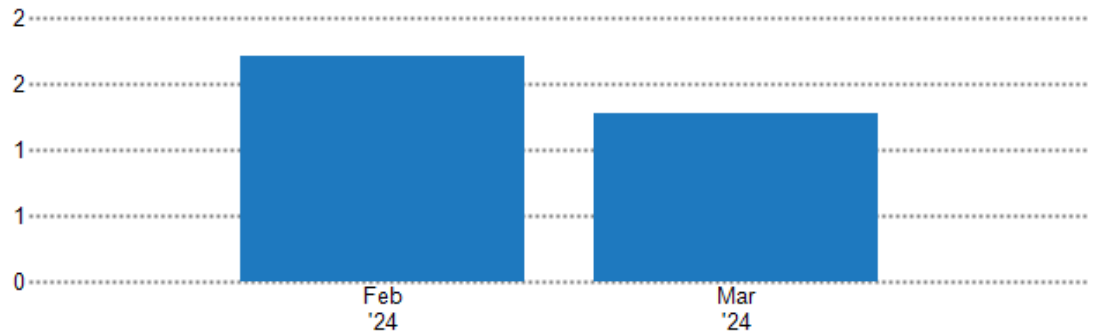
■ RVM
■ Sales Price



Months Supply of Housing Inventory

This chart shows the trend in housing inventory in the local market.

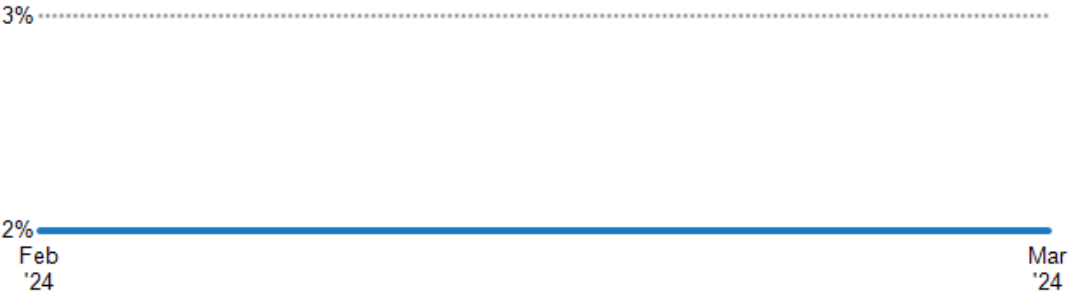
■ Inventory



Absorption Rate

This chart shows the trend in absorption rate in the local market.

Absorption Rate



General Market Health Charts

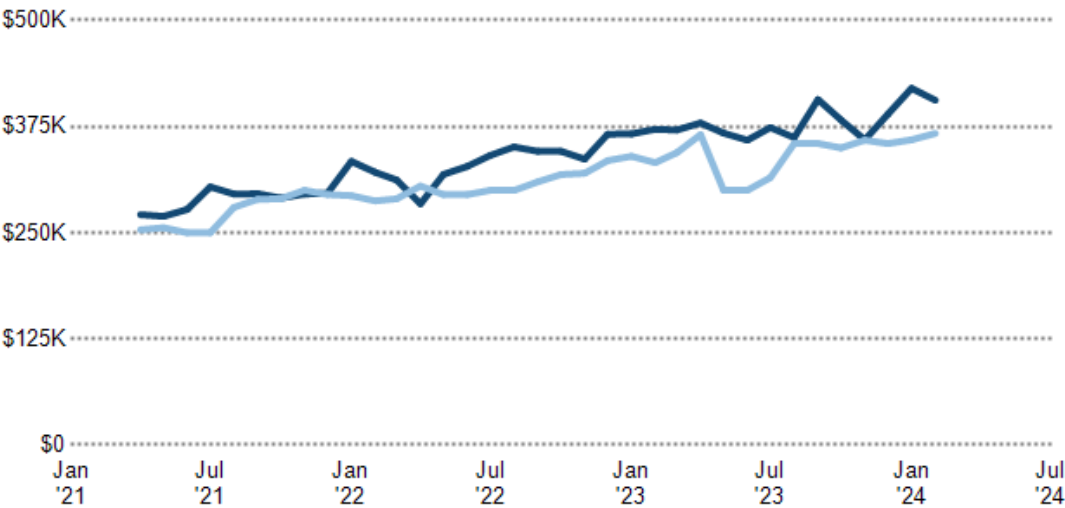
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



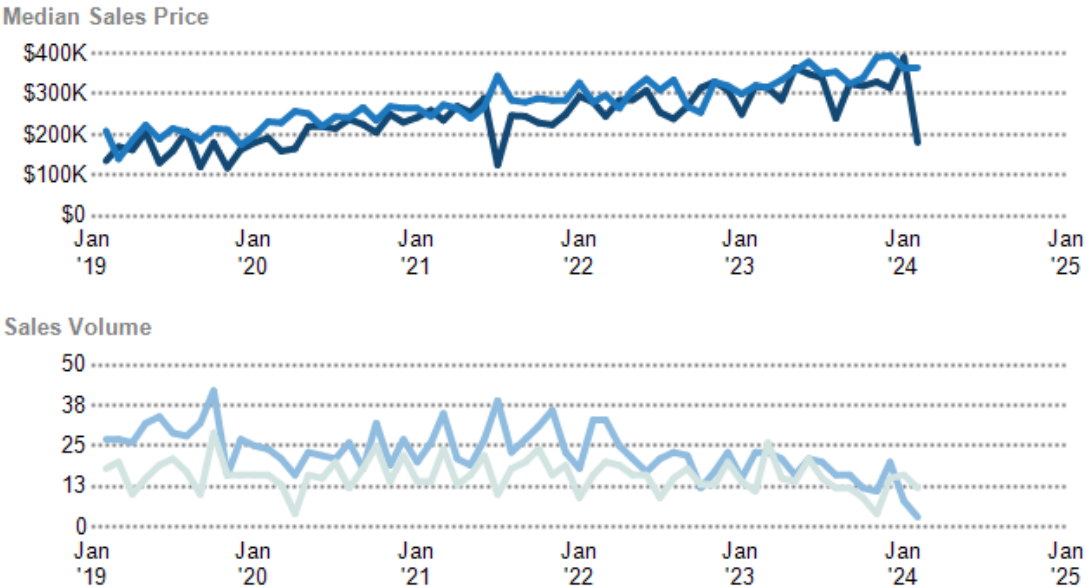
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings



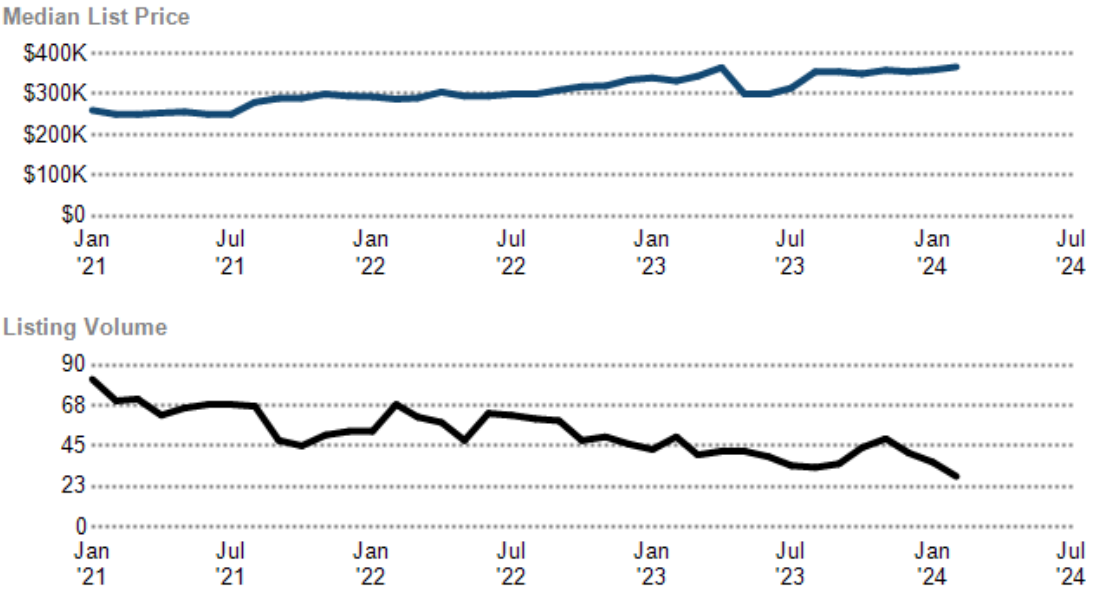
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

Median List Price
Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

ZIP Count Listings by PropertyType



Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This Property





Median Sales Price by Square Footage

1,977 sq. ft. \$463,893

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This Property


Price Range of Comps Sold

\$464K 1

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

 This Property

Price per Square Foot of Comps Sold

\$234 1

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

 This Property

Age Range of Comps Sold

98 yrs 1

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

 This Property




Number of Bedrooms in Homes Sold

0 38

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

 Sales Count by Bedroom

Inventory of Distressed Listings

Pre-Foreclosure 1

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

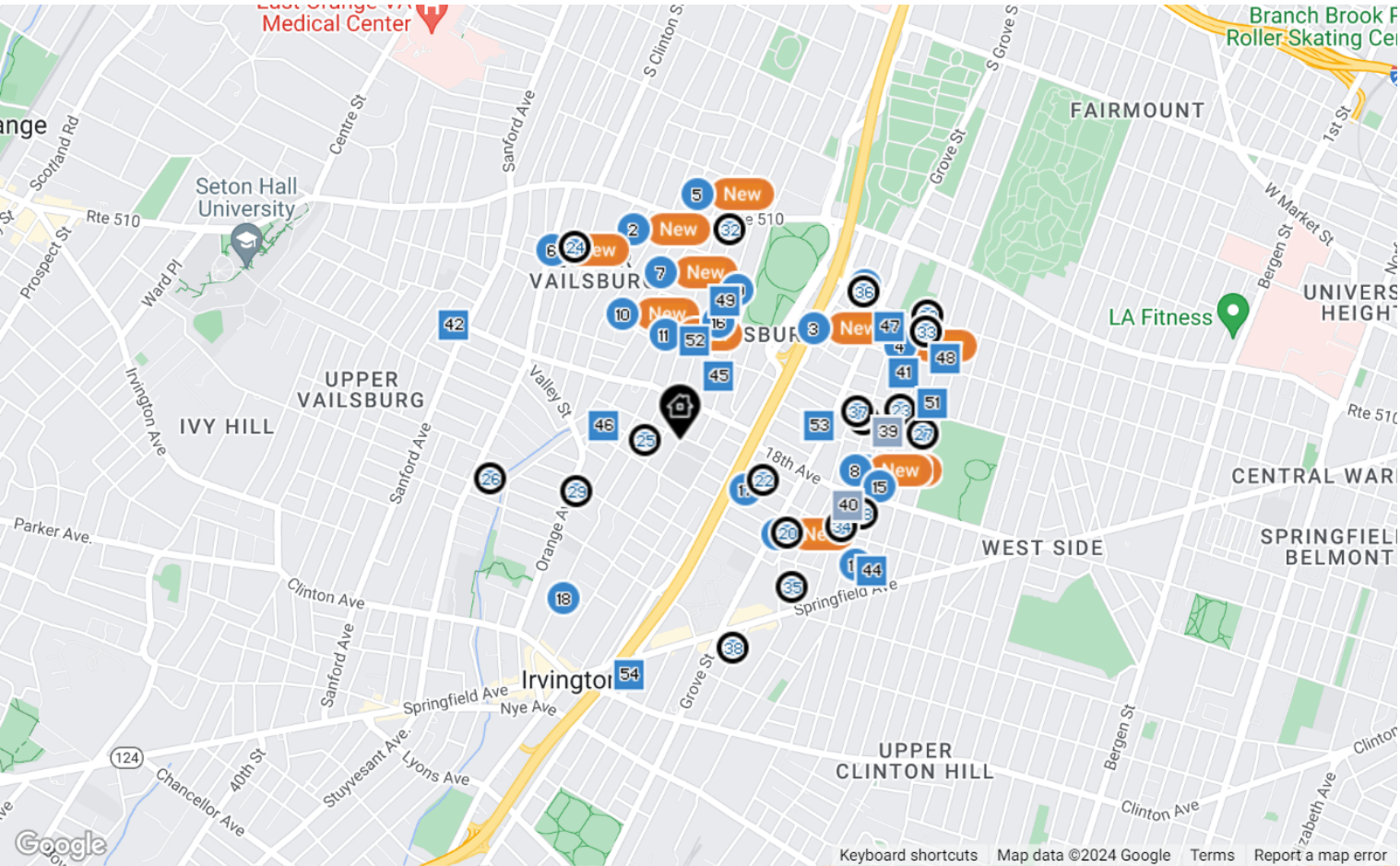
Data Source: MLS data where licensed

Update Frequency: Daily

 Inventory of Distressed Listings

Market Snapshot: All Single Detached Homes Within 0.8 miles

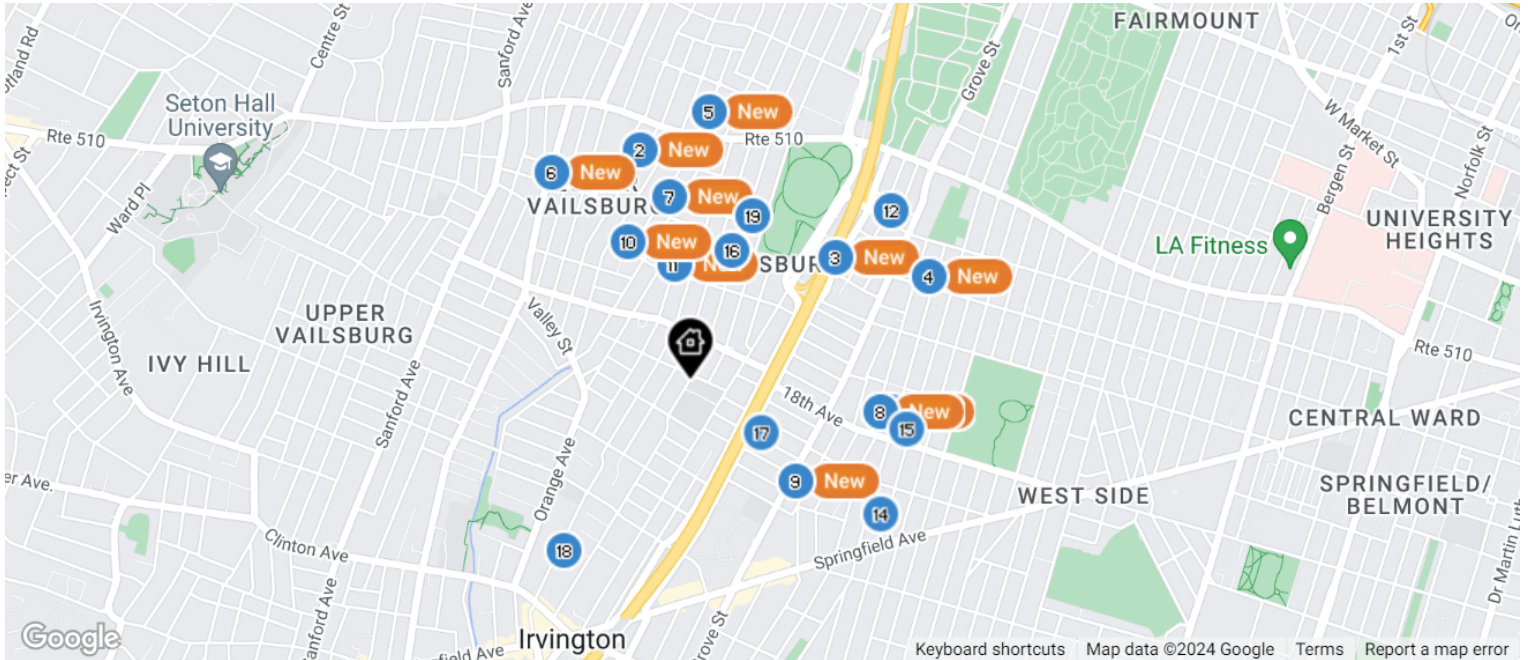
Results shown in this report are derived from a search of MLS records for 3 to 5 bedroom, 2 to 4 bathroom, 1,482 to 2,472 sq. ft., multifamily/multiplex listings located within 0.8 miles of the subject property.



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale

	Last 12 Months (6-month period)	Last 4-6 Months (3-month period)	Last 3 Months (3-month period)
Active Listings	124	132	108
Pending Sales	45	61	71
Expired Listings	11	5	—
Recent Sales	56	28	39
Distressed Properties	—	—	—

Active Listings: 19



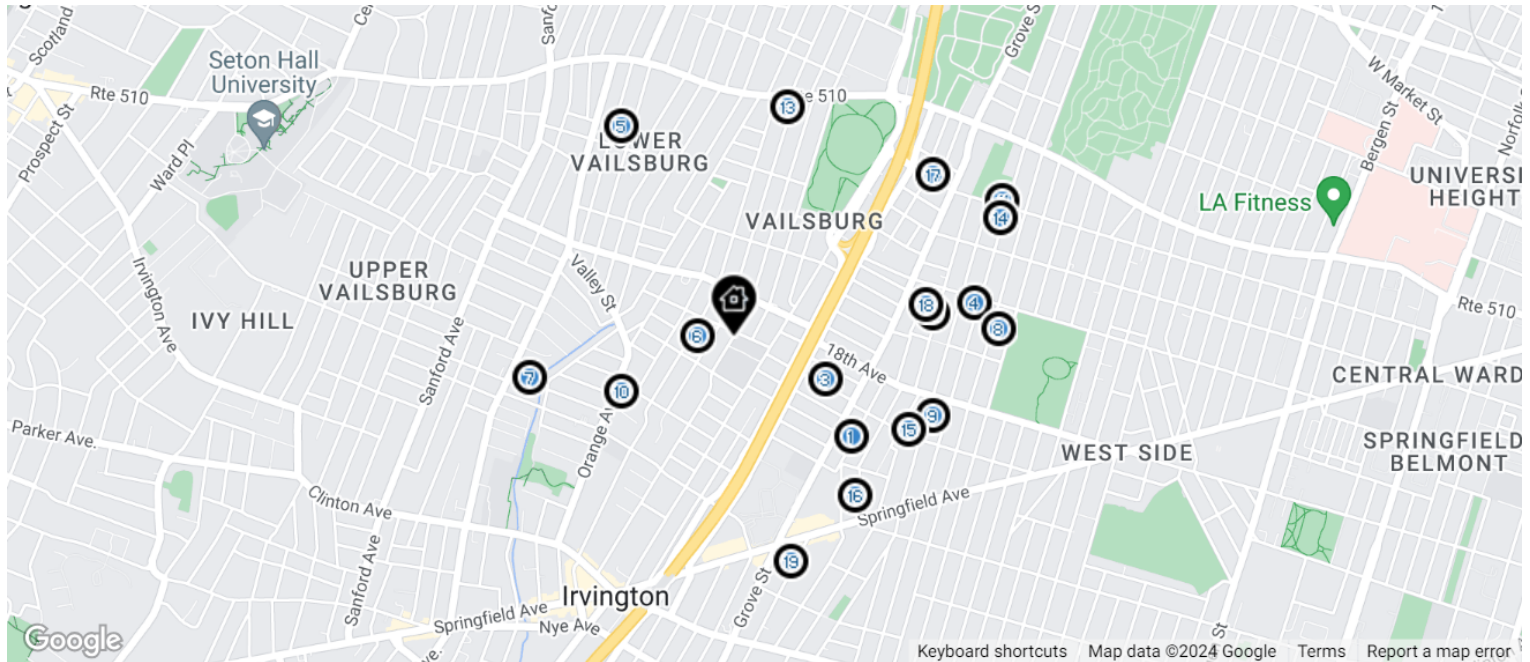
Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
1 New Listing Courtesy of Garden State MLS											
630 S 19th St	Active	3/16/2024	3891221	Multifamily/Multiplex	6/4	3,128	3,049	2006	3/16/2024	\$749,000	\$239
2 New Listing Courtesy of Garden State MLS											
18 Alexander St	Active	3/14/2024	3891365	Multifamily/Multiplex	7/3	2,119	3,920	1909	3/14/2024	\$599,300	\$283
3 New Listing Courtesy of New Jersey MLS Inc.											
50 Oak Ave	Active	3/14/2024	24007645	Multifamily/Multiplex	6/2	1,954	2,496	1953	3/14/2024	\$498,900	\$255
4 New Listing Courtesy of New Jersey MLS Inc.											
492 S 19th St	Active	3/13/2024	24007523	Multifamily/Multiplex	6/3	2,133	2,500	1900	3/13/2024	\$499,000	\$234
5 New Listing Courtesy of New Jersey MLS Inc.											
32 Grand Ave, #34	Active	3/13/2024	24007530	Multifamily/Multiplex	8/5	2,556	4,134	1915	3/13/2024	\$1,200,000	\$469
6 New Listing Courtesy of Garden State MLS											
73 Brookdale Ave	Active	3/8/2024	3889803	Multifamily/Multiplex	7/4	1,200	2,178	2024	3/8/2024	\$805,000	\$671
7 New Listing Courtesy of New Jersey MLS Inc.											
14 Ricord St, #16	Active	3/7/2024	24006844	Multifamily/Multiplex	4/2	1,615	4,661	1912	3/7/2024	\$479,000	\$297
8 New Listing Courtesy of Garden State MLS											
633 S 19th St	Active	3/7/2024	3889700	Multifamily/Multiplex	6/3	2,902	2,613	1909	3/7/2024	\$575,000	\$198

Active Listings: 19 (continued)

Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
9 New Listing Courtesy of New Jersey MLS Inc.											

85 22nd St	● Active	3/5/2024	24007395	Multifamily/Multiplex	8/4	2,242	—	1923	3/5/2024	\$575,000	\$256
10 New Listing Courtesy of New Jersey MLS Inc.											
122 W End Ave	● Active	2/27/2024	24005724	Multifamily/Multiplex	7/3	2,340	3,598	1923	2/27/2024	\$549,000	\$235
11 New Listing Courtesy of New Jersey MLS Inc.											
139 Isabella Ave, #141	● Active	2/27/2024	24007033	Multifamily/Multiplex	9/4	2,913	4,129	1920	2/27/2024	\$535,000	\$184
12 Listing Courtesy of New Jersey MLS Inc.											
26 Dassing Ave, #28	● Active	2/16/2024	24005084	Multifamily/Multiplex	5/4	2,064	5,001	1907	2/16/2024	\$620,000	\$300
13 Listing Courtesy of New Jersey MLS Inc.											
739 S 19th St, #741	● Active	2/16/2024	24004753	Multifamily/Multiplex	6/5	–	3,720	—	2/16/2024	\$829,999	—
14 Listing Courtesy of Garden State MLS											
739 S 19th St	● Active	2/16/2024	3886388	Multifamily/Multiplex	6/5	4,767	3,920	2024	2/16/2024	\$829,999	\$174
15 Listing Courtesy of New Jersey MLS Inc.											
653 S 19th St	● Active	2/13/2024	24004409	Multifamily/Multiplex	7/2	–	2,426	—	2/13/2024	\$539,000	—
16 Listing Courtesy of Garden State MLS											
125 Columbia Ave	● Active	2/9/2024	3885325	Multifamily/Multiplex	7/3	2,301	3,049	1922	2/9/2024	\$550,000	\$239
17 Listing Courtesy of Garden State MLS											
52 Tremont Ter	● Active	2/1/2024	3884244	Multifamily/Multiplex	7/5	2,520	3,484	1970	2/1/2024	\$615,000	\$244
18 Listing Courtesy of New Jersey MLS Inc.											
60 Cummings St	● Active	1/24/2024	24002352	Multifamily/Multiplex	6/2	2,341	2,971	1894	1/24/2024	\$499,000	\$213
19 Listing Courtesy of New Jersey MLS Inc.											
84 Columbia Ave	● Active	1/18/2024	24001876	Multifamily/Multiplex	9/6	3,300	2,500	1910	1/18/2024	\$750,000	\$227

Pending Sales: 19



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
Listing Courtesy of New Jersey MLS Inc.											
253 Ellis Ave	Pending	2/14/2024	24004443	Multifamily/Multiplex	6/3	2,662	2,496	1925	2/14/2024	\$449,000	\$169
Listing Courtesy of New Jersey MLS Inc.											
216 Isabella Ave	Pending	2/8/2024	24004004	Multifamily/Multiplex	9/4	2,500	3,676	1927	2/8/2024	\$598,900	\$240
Listing Courtesy of New Jersey MLS Inc.											
214 19th Ave	Pending	2/7/2024	24003847	Multifamily/Multiplex	6/5	2,648	2,496	2007	2/7/2024	\$515,000	\$194
Listing Courtesy of New Jersey MLS Inc.											
316 16th Ave	Pending	2/7/2024	24003848	Multifamily/Multiplex	8/5	2,614	2,500	2005	2/7/2024	\$525,000	\$201
Listing Courtesy of New Jersey MLS Inc.											
70 Norwood St	Pending	1/29/2024	24002991	Multifamily/Multiplex	8/5	2,485	2,500	2007	1/29/2024	\$665,000	\$268
Listing Courtesy of New Jersey MLS Inc.											
260 Vermont Ave	Pending	1/26/2024	24002909	Multifamily/Multiplex	5/3	2,206	2,997	1953	1/26/2024	\$537,000	\$243
Listing Courtesy of New Jersey MLS Inc.											
94 W Allen St	Pending	1/25/2024	24002917	Multifamily/Multiplex	6/5	4,104	6,669	1928	1/25/2024	\$660,000	\$161
Listing Courtesy of New Jersey MLS Inc.											
580 S 18th St	Pending	1/7/2024	24000642	Multifamily/Multiplex	6/5	3,136	3,528	2006	1/7/2024	\$609,900	\$194

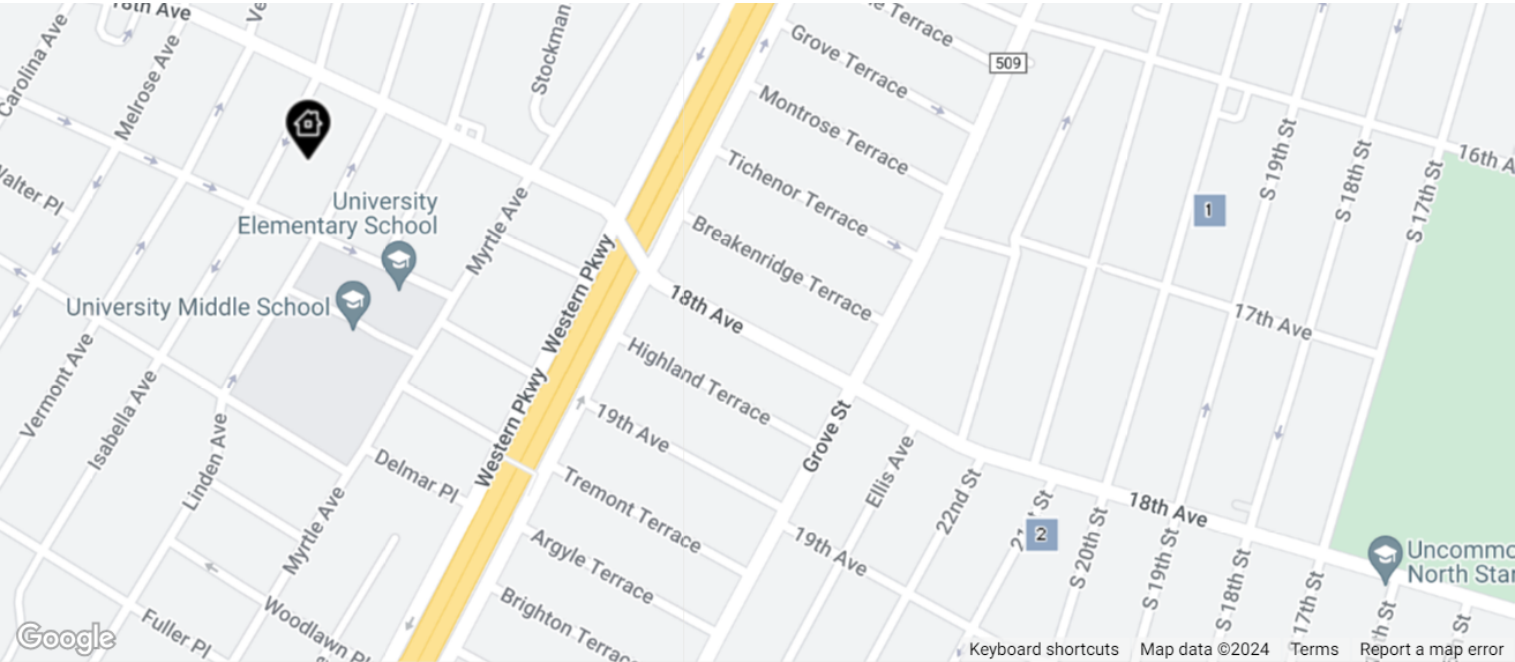
Pending Sales: 19 (continued)

Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
Listing Courtesy of New Jersey MLS Inc.											



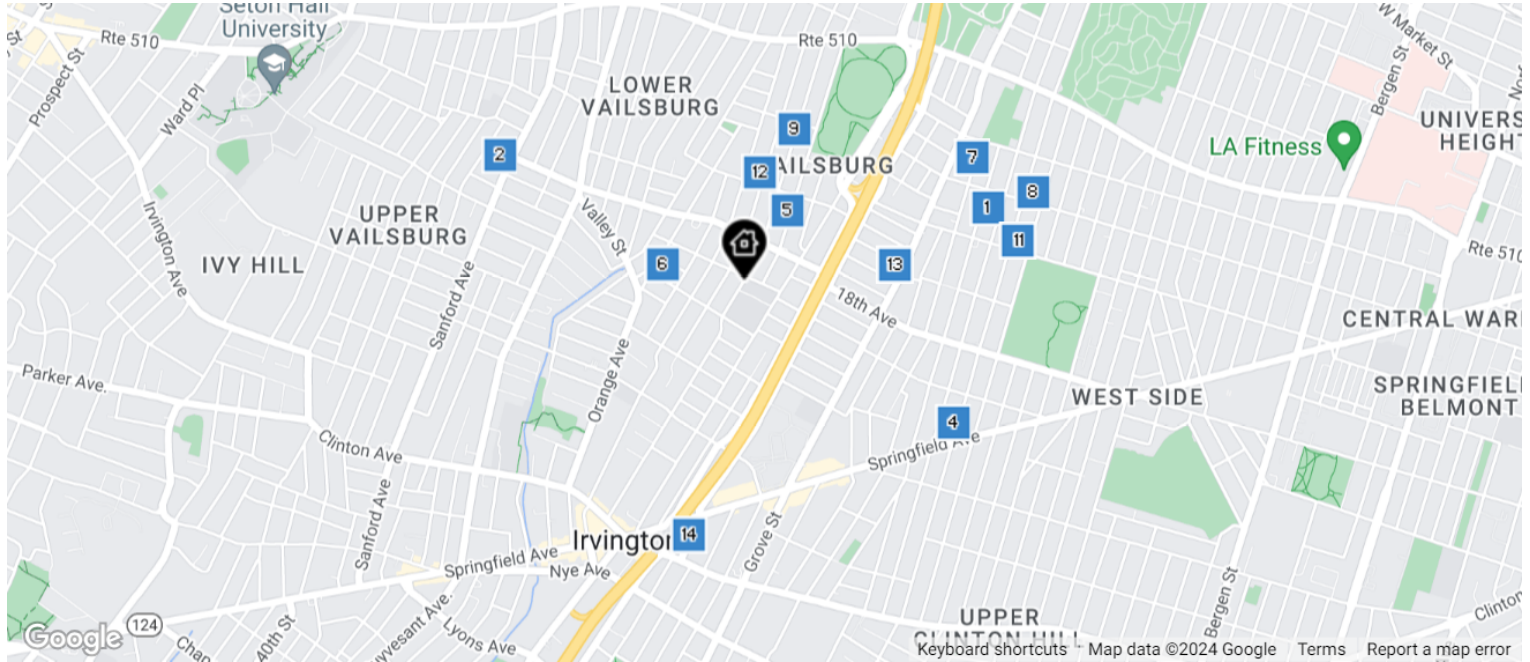
684 S 20th St	Pending	1/2/2024	24000082	Multifamily/Multiplex	6/2	2,044	2,500	1915	1/2/2024	\$540,000	\$264
Listing Courtesy of New Jersey MLS Inc.											
240 Orange Ave	Pending	12/22/2023	23037995	Multifamily/Multiplex	4/3	2,208	3,646	1959	12/22/2023	\$600,000	\$272
Listing Courtesy of New Jersey MLS Inc.											
367 14th Ave	Pending	12/16/2023	23037638	Multifamily/Multiplex	4/2	1,448	2,217	1905	12/16/2023	\$449,900	\$311
Listing Courtesy of Garden State MLS											
197 21st St	Pending	12/10/2023	3877803	Multifamily/Multiplex	4/3	2,132	2,613	1927	12/10/2023	\$439,000	\$206
Listing Courtesy of New Jersey MLS Inc.											
11 Isabella Ave, #13	Pending	12/9/2023	23037116	Multifamily/Multiplex	8/3	3,202	—	—	12/9/2023	\$550,000	\$172
Listing Courtesy of New Jersey MLS Inc.											
477 S 19th St	Pending	12/6/2023	23036782	Multifamily/Multiplex	7/3	2,492	2,500	1919	12/6/2023	\$579,000	\$232
Listing Courtesy of New Jersey MLS Inc.											
116 19th Ave	Pending	11/29/2023	23036178	Multifamily/Multiplex	6/5	– 2,496	—	—	11/29/2023	\$699,999	—
Listing Courtesy of New Jersey MLS Inc.											
25 22nd St, #27	Pending	11/27/2023	23036022	Multifamily/Multiplex	6/3	2,800	7,501	1953	11/27/2023	\$550,000	\$196
Listing Courtesy of New Jersey MLS Inc.											
449 14th Ave	Pending	11/17/2023	23036174	Multifamily/Multiplex	5/2	1,580	2,496	1913	11/17/2023	\$335,000	\$212
Listing Courtesy of Garden State MLS											
254 22nd St	Pending	11/9/2023	3873858	Multifamily/Multiplex	10/6	4,451	4,791	1928	11/9/2023	\$949,000	\$213
Listing Courtesy of New Jersey MLS Inc.											
31 Harrison Pl	Pending	11/1/2023	23033621	Multifamily/Multiplex	6/8	2,656	6,700	1989	11/1/2023	\$499,999	\$188

Expired Listings: 2



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
1 Listing Courtesy of Monmouth Ocean Regional REALTORS®											
594 S 20th St	Expired	3/14/2024	22122206	Multifamily/Multiplex	8/5	2,552	2,613	2007	7/8/2021	\$550,000	\$216
2 Listing Courtesy of Garden State MLS											
294 21st St, Apt 1	Expired	2/25/2024	3861485	Multifamily/Multiplex	3/1	1,742	1,742	1898	8/25/2023	\$1,950	\$1

Recent Sales: 14



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Closed Price	Price Per Sq Ft
1 Listing Courtesy of New Jersey MLS Inc.											
526 S 20th St, #528	Closed	3/13/2024	23036095	Multifamily/Multiplex	5/4	2,620	3,759	1925	11/20/2023	\$550,000	\$210
2 Listing Courtesy of Garden State MLS											
11 Cliff Hill Pl	Closed	3/10/2024	3873479	Multifamily/Multiplex	5/4	1,953	2,613	1911	11/7/2023	\$315,000	\$161
3 Listing Courtesy of New Jersey MLS Inc.											
11 Montrose Ter	Closed	3/9/2024	23027373	Multifamily/Multiplex	6/2	2,226	2,496	1929	9/5/2023	\$500,000	\$225
4 Listing Courtesy of Garden State MLS											
739 S 18th St	Closed	3/7/2024	3881681	Multifamily/Multiplex	6/4	2,920	3,484	1999	1/16/2024	\$429,000	\$147
5 Listing Courtesy of New Jersey MLS Inc.											
187 Munn Ave	Closed	3/6/2024	23029152	Multifamily/Multiplex	7/4	3,480	4,099	1927	9/19/2023	\$640,000	\$184
6 Listing Courtesy of New Jersey MLS Inc.											
168 Carolina Ave	Closed	3/4/2024	23036029	Multifamily/Multiplex	4/3	2,516	3,838	1953	11/27/2023	\$478,000	\$190
7 Listing Courtesy of New Jersey MLS Inc.											
87 21st St	Closed	3/2/2024	23033068	Multifamily/Multiplex	5/2	1,857	3,167	1953	10/20/2023	\$595,000	\$320
8 Listing Courtesy of New Jersey MLS Inc.											
498 S 18th St	Closed	2/29/2024	23031050	Multifamily/Multiplex	8/6	–	1,668	–	10/6/2023	\$899,999	–
9 Listing Courtesy of New Jersey MLS Inc.											
99 Columbia Ave	Closed	2/23/2024	23033942	Multifamily/Multiplex	9/3	3,692	2,500	1915	11/3/2023	\$670,000	\$181

Recent Sales: 14 (continued)

Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Closed Price	Price Per Sq Ft
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10 Listing Courtesy of New Jersey MLS Inc.

546 S 18th St, #548	Closed	2/22/2024	23027028	Multifamily/Multiplex	6/2	1,440	5,001	1910	8/31/2023	\$500,000	\$347
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11 Listing Courtesy of Garden State MLS

546 S 18th St	Closed	2/21/2024	3861995	Multifamily/Multiplex	6/2	1,500	5,227	1910	8/29/2023	\$500,000	\$333
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12 Listing Courtesy of Garden State MLS

147 Isabella Ave	Closed	2/20/2024	3856756	Multifamily/Multiplex	6/5	–	2,613	2023	7/28/2023	\$720,000	–
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13 Listing Courtesy of New Jersey MLS Inc.

9 Montrose Ter	Closed	2/18/2024	23035364	Multifamily/Multiplex	4/3	2,006	–	–	11/11/2023	\$550,000	\$274
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14 Listing Courtesy of Garden State MLS

25 Sharon Ave	Closed	2/16/2024	3874444	Multifamily/Multiplex	9/4	3,525	2,613	1914	11/13/2023	\$575,000	\$163
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About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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